

1 13.07.030: **TEXT AND ZONING MAP AMENDMENT:**

2
3 A. *No Change:*

4 B. *No Change:*

5 C. *No Change:*

6 D. *No Change:*

7
8 E. *Noticing Requirements for Text and Zoning Map Amendments:* The city shall provide:

9
10 1. Notice of date, time and place of the planning commission's first public hearing to
11 consider the adoption or any amendment to the text of the zoning ordinance or the zoning
12 map of the city; and

13
14 2. Notice of each public meeting on the subject.

15
16 3. Each notice of a first public hearing shall be provided at least ten (10) calendar
17 days before the public hearing and shall be:

18
19 a. Published in a newspaper of general circulation in the area; and

20 b. ~~Mailed to each affected entity;~~

21 c. Posted:

22 (1) In at least three (3) public locations within the city; and

23 (2) On the city's official website;

24 (3) On the Utah public notice website; and

25 (4) If applicable, on the property which is the subject of the application.

26
27 ~~dc.~~ For a zone change application, mailed to:

28 (1) Each property owner whose land is directly affected by the zoning map
29 amendment; and

30 (2) Each property owner within five hundred feet (500') of the subject property.

31
32 4. Each notice of the public meeting at which a text amendment or zone change
33 application is to be considered shall be noticed by posting the agenda of the meeting
34 twenty four (24) hours prior to the meeting:

35 a. On the city's internet website;

36 b. On the Utah public notice website; and

37 c. In at least three (3) public locations within the city.

38
39 F. *Procedure:*

40
41 1. After the application for a text or zoning map amendment is complete, the
42 community development director shall forward the application to the technical review
43 committee for its review and recommendation.
44

1 2. Upon receipt of a recommendation from the technical review committee, the
2 community development director shall forward the application to the planning
3 commission for its review and recommendation.
4

5 a. The planning commission shall hold a public hearing on the proposed
6 amendment.
7

8 b. After the public hearing, the planning commission may modify the
9 proposed amendment and shall thereafter forward the proposed amendment with a
10 recommendation to the city council.
11

12 3. Following receipt of the planning commission recommendation, the city council
13 shall hold a public hearing on the proposed amendment. Each notice of a public hearing
14 shall be provided at least ten (10) calendar days before the public hearing and shall be:
15

16 a. Posted:

- 17 (1) In at least three (3) public locations within the city;
18 (2) On the city's official website;
19 (3) On the Utah public notice website; and
20 (4) If applicable, on the property which is the subject of the application.

21 b. For a zone change application, mailed to:

- 22 (1) ~~Each affected entity;~~
23 (2) Each property owner whose land is directly affected by the text or
24 zoning map amendment; and
25 (3) Each property owner within five hundred feet (500') of the subject
26 property.
27

13.08.010: **THREE STEP REVIEW:**

A. *No change*

B. *No change*

C. *Conceptual Review and Approval:*

1. *No change*

2. *No change*

3. *No change*

4. *No change*

5. *No change*

6. *No change*

7. The planning commission shall hold a public hearing to consider the application.

a. At least ten (10) calendar days before the public hearing as required by this section, notice shall be mailed to:

(1) ~~Each affected entity;~~ Each property owner whose land is directly affected by the conceptual plan; and

(2) ~~3~~ Each property owner within five hundred feet (500') of the subject property; and

(3) Physically posted on the property which is the subject of the application.

b. Notice of the hearing shall be posted at least twenty four (24) hours prior to the meeting:

(1) On the city's internet website;

(2) On the Utah public notice website; and

(3) In at least three (3) public locations within the city. ~~and~~

~~(4) On the property which is the subject of the application.~~

8. *No change*

9. *No change*

10. *No change*

1 13.08.040: **CONDITIONAL USE PERMIT:**

2
3 E. *Noticing:* The planning commission shall consider the conditional use application at a
4 public hearing.

5 1. At least ten (10) calendar days before the public hearing, notice shall be:

6 a. Mailed to the record owner of:

7 (1) Land directly affected by the proposed general plan amendment and/or
8 rezone; and

9 (2) All lots within five hundred feet (500') of the subject property.

10
11 b. And physically posted on the property which is the subject of the application.

12
13 2. A copy of the planning commission's agenda shall be posted twenty four (24)
14 hours prior to the public hearing and prior to any subsequent public meeting in the
15 following places:

16 a. On the city's internet website;

17 b. On the Utah public notice website; and

18 c. In at least three (3) public locations within the city. ~~and~~

19 ~~d. On the property which is the subject of the application.~~

1 13.08.140: **SPECIAL EXCEPTIONS:**

2 A. *No change*

3 B. *No change*

4 C. *No change*

6 D. *Procedure:*

7 1. *No change*

8 2. *No change*

9 3. *No change*

10
11 4. At least ten (10) calendar days prior to the planning commission's first public hearing,
12 notice shall be:

13 a. Mailed to the record owner of:

14 (1) Land directly affected by the proposed special exception;

15 (2) All lots within five hundred feet (500') of the subject property; and

16 (3) Posted on the property which is the subject of the application.

17
18 b. A copy of the planning commission's agenda shall be posted twenty four
19 (24) hours prior to the public hearing in the following places:

20 (1) On the city's internet website;

21 (2) On the Utah public notice website; and

22 (3) In at least three (3) public locations within the city. ~~and~~

23 ~~———— (4) ——— On the property which is the subject of the application.~~

24
25 5. *No change*

1 13.10.060: **NOTICING REQUIREMENTS:**

2
3 A. *Conceptual Review:* For conceptual plat review of a subdivision the city shall send notice
4 of the date, time and place of the first public hearing.

5
6 1. At least ten (10) calendar days before the public hearing, notice shall be mailed to
7 the record owner of:

8 a. Land directly affected by the proposed subdivision;

9 b. All lots within five hundred feet (500') of the subject property; and

10 c. Posted on the property which is the subject of the application.

11
12 2. A copy of the planning commission's agenda shall be posted twenty four (24)
13 hours prior to the public hearing in the following places:

14
15 a. On the city's internet website;

16 b. On the Utah public notice website;

17 c. In at least three (3) public locations within the city. ~~and~~

18
19 B. *Preliminary Plat Review:* For preliminary plat review the city shall notify the applicant
20 and any third party requesting notice of the date, time and place of the public meeting and
21 as outlined in subsection A2 of this section.
22
23
24

1 13.72.050: **APPROVAL PROCEDURE FOR DEVELOPMENT IN THE FOOTHILLS**
2 **AND CANYONS OVERLAY ZONE:**

3
4 A. *No Change*

5 B. *No Change*

6 C. *No Change*

7
8 D. *Application for Site Development Plan Approval:*

9 1. *No Change*

10 2. *No Change*

11 3. *No Change*

12 4. *No Change*

13 5. *No Change*

14
15 6. Planning Commission Consideration And Action On Site Development Plans For
16 Conditional Uses And Subdivisions: Upon receipt of the community development
17 director's staff report and recommendation, the planning commission shall review the
18 application, site development plan, and related materials and make a final decision on the
19 proposal.

20
21 a. Action: The planning commission shall take one of the following actions,
22 based on application of the standards for review set forth in subsection E of this
23 section:

24
25 (1) Approve the application, either as recommended by the community
26 development director or as further modified by mutual agreement with the
27 applicant during the planning commission's deliberations;

28
29 (2) Approve the application with such reasonable conditions and
30 safeguards as it may deem necessary to implement the purposes of this
31 chapter and title, subject to subsection D8, "Compliance With Conditions
32 Of Approval", of this section; or

33
34 (3) Deny the application on the basis of specific findings
35 communicated to the applicant in writing.

36
37 b. Optional Public Hearing: Where the planning commission finds that the
38 size, complexity, projected impacts, proximity to conflicting land uses, or any
39 other aspects of the proposed development may raise issues of particular concern
40 to the general public and welfare, the planning commission may hold a public
41 hearing pursuant to public notice to inform the public and obtain comment prior to
42 taking action on a proposed site development plan.

43
44 (1) At least ten (10) calendar days before the public hearing, notice
45 shall be mailed to the record owner of:

- 1
2 (A) Land directly affected by the proposed subdivision; ~~and~~
3 (B) All lots within five hundred feet (500') of the subject property; and
4 (C) Posted on the property which is the subject of the application.
5

6 (2) A copy of the planning commission's agenda shall be posted
7 twenty four (24) hours prior to the public hearing in the following places:
8

- 9 (A) On the city's internet website;
10 (B) On the Utah public notice website; and
11 (C) In at least three (3) public locations within the city.
12 ~~(D) On the property which is the subject of the application~~
13

14 c. Notice: The community development director shall notify an applicant in
15 writing of the planning commission's final action on an application for site
16 development plan approval for a conditional use or subdivision.
17

18 7. *No change*

19 8. *No change*
20

21 E. *No Change*

22 F. *No Change*
23

1 13.78.040: **SUBMISSION, REVIEW AND APPROVAL; SITE PLAN AND**
2 **CONDITIONAL USE PERMIT:**

3
4 A. *No Change*

5 B. *No Change*

6
7 C. *Review and Approval of a Conditional Use:* The planning commission shall consider the
8 conditional use application at a public hearing.

9
10 1. At least ten (10) calendar days before the public hearing, notice shall be mailed to
11 the record owner of:

- 12
13 a. Land directly affected by the proposed general plan amendment and/or rezone;
14 b. All lots within five hundred feet (500') of the subject property; and
15 c. posted on the property which is the subject of the application.

16
17 2. A copy of the planning commission's agenda shall be posted twenty four (24)
18 hours prior to the public hearing and prior to any subsequent public meeting in the
19 following places:

- 20
21 a. On the city's internet website;
22 b. On the Utah public notice website;
23 c. In at least three (3) public locations within the city; and
24 ~~d. On the property which is the subject of the application.~~

25
26 D. *No Change*
27